

CITY OF SACRAMENTO
DEPARTMENT OF DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 16, 2005, the Zoning Administrator approved with conditions a tentative map and subdivision modifications to subdivide one parcel into two parcels in the Standard Single Family (R-1) zone for the project known as (File Z04-402). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request:

1. **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels on 0.12± undeveloped acres in the Standard Single Family (R-1) zone.
2. **Subdivision Modification** to create a lot less than 52 feet wide (Parcel 2).
3. **Subdivision Modification** to create two lots less than 100 feet deep.
4. **Subdivision Modification** to create two lots less than 5,200 square feet in size.

Location: Approx 300' north of 16th Avenue on Temple Avenue (D5, Area 2)

Assessor's Parcel Number: 020-0052-006

Applicant: German Engineering, LTD {Hugh McWilliams}
3000 Franklin Blvd
Sacramento, CA 95818

Property Owner: Richard S. Armstrong
PO Box 2595
Carmichael, CA 95609

Project Planner: Lindsey Alagozian

General Plan Designation: Low Density Residential 4-15 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Standard Single Family (R-1) zone

Surrounding Land Use and Zoning:

North: R-1; Residential
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: 40 feet by 137 feet
Property Area: 0.12 ± acres
Topography: Flat
Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information The applicant is requesting to subdivide one parcel into two parcels in the Standard Single Family (R-1) zone. The property qualifies as a through lot because the depth is greater than 125 feet and has street frontages and public access on two parallel public streets. Currently, the applicant could construct two single family homes on the existing through lot without the proposed subdivision. The applicant is requesting to subdivide the existing parcel into two lots 40 feet by 68 feet in depth. The project requires approval of the Zoning Administrator for a two parcel Tentative Map. The parcels will be substandard in size and requires subdivision modifications for the substandard sizes.

The applicant has submitted exhibits demonstrating that two single family homes could be developed on the proposed lots without variances. Staff has reviewed the proposed subdivision and finds the lot sizes to be compatible with the existing neighborhood and will not affect density because the lot supports two single family residences without the subdivision. The site was posted and property owners within 100 feet of the project site were notified of the proposal. Staff received one phone call from the neighbor who lives next door who expressed concerns for traffic congestion that might be created as a result of the proposed subdivision. The neighbor also attended the public hearing. No other comments were expressed.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on March 2, 2005. During the hearing minor changes were made to the proposed conditions of approval. Both the applicant and the Committee accepted all conditions. The Subdivision Review Committee recommended that the project be approved by the Zoning Administrator subject to the conditions listed below.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Public Works – Transportation and Engineering Planning Divisions, Fire, Parks, the Building Division, SMUD, and other utilities. The comments received pertaining to the subdivision have been included as conditions of approval.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315, Minor Land Divisions.

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z04-402). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Show all continuing and proposed/required easements on the Parcel Map.
3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property, along Temple Avenue and 34th Street, per City standards to the satisfaction of the Development Engineering and Finance Division.
5. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The Development Engineering & Finance Division shall determine the area of exclusion.

PUBLIC/PRIVATE UTILITIES

6. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.

CITY UTILITIES

7. Parcel 1 of the proposed tentative map is not contiguous to an existing public water main. The property owner/developer shall construct off-site water main extensions as determined by the Department of Utilities or enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private water service easement shall be conveyed to and reserved from Parcel 2 to Parcel 1 as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."

8. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."

9. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.
10. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager).

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Findings of Fact – Tentative Map

1. The Tentative Subdivision Map is consistent with the General Plan which designates the subject site as Low Density Residential 4-15 du/na.
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.
3. The Tentative Subdivision Map will not eliminate or reduce in size the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, and the City's Comprehensive Zoning Code.

Findings of Fact – Subdivision Modification: Lot Less than 52 Feet Wide

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.
2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

Findings of Fact – Subdivision Modification: Two Lots Less than 100 Feet Deep

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.
2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that the property can be developed with two single family homes and provide necessary setbacks, landscaping, and parking.
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

Findings of Fact – Subdivision Modification: Two Lots Less than 5200 Square Feet


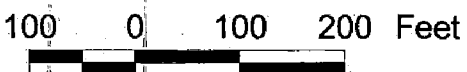
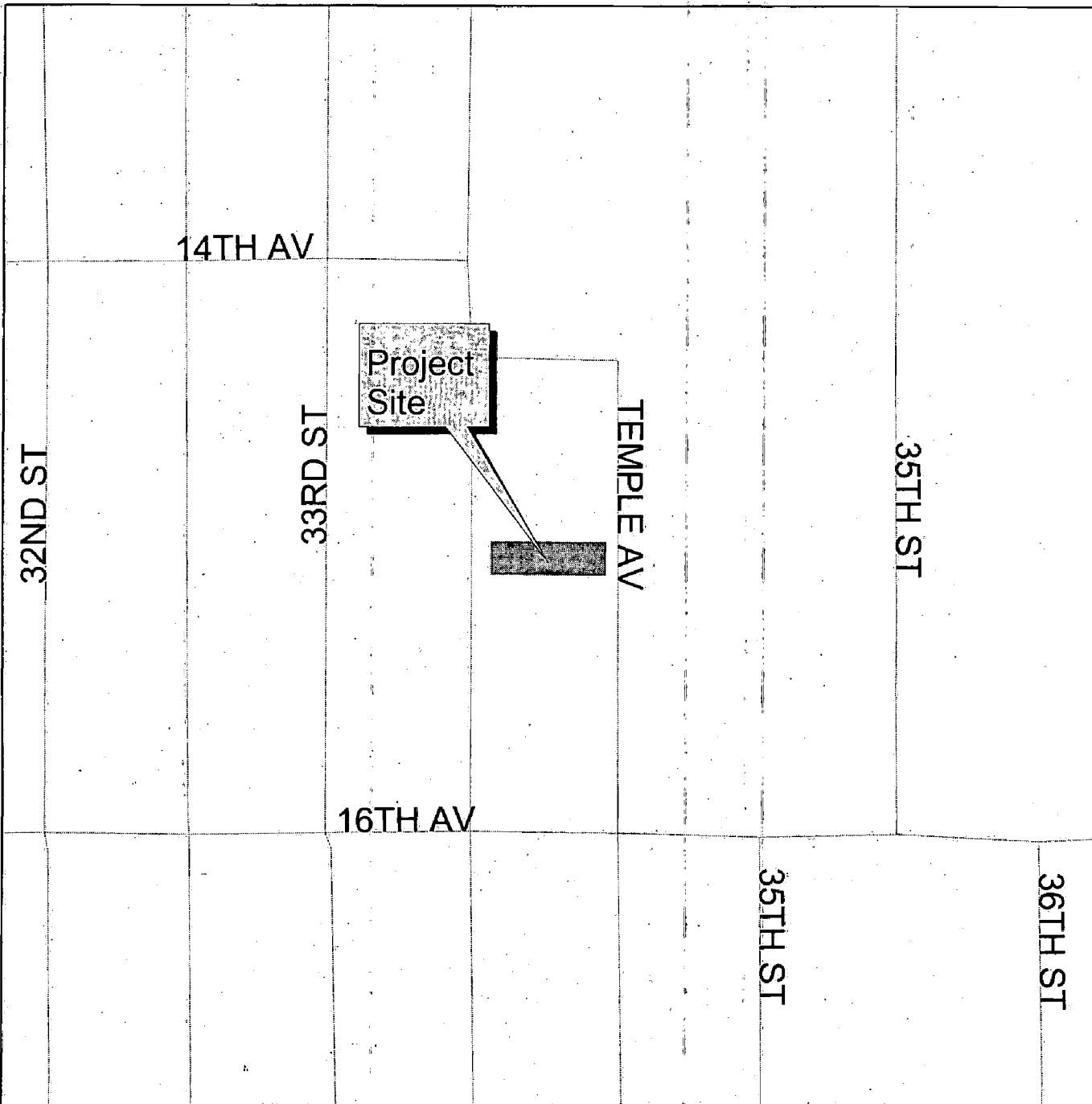
1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.
2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that two single family dwellings are permitted by right on a through lot.
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.


Joy D. Patterson
Zoning Administrator

The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 808-7918) after the appeal period is over to submit for a Final Map.

cc: File (original)

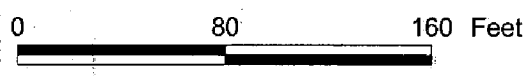
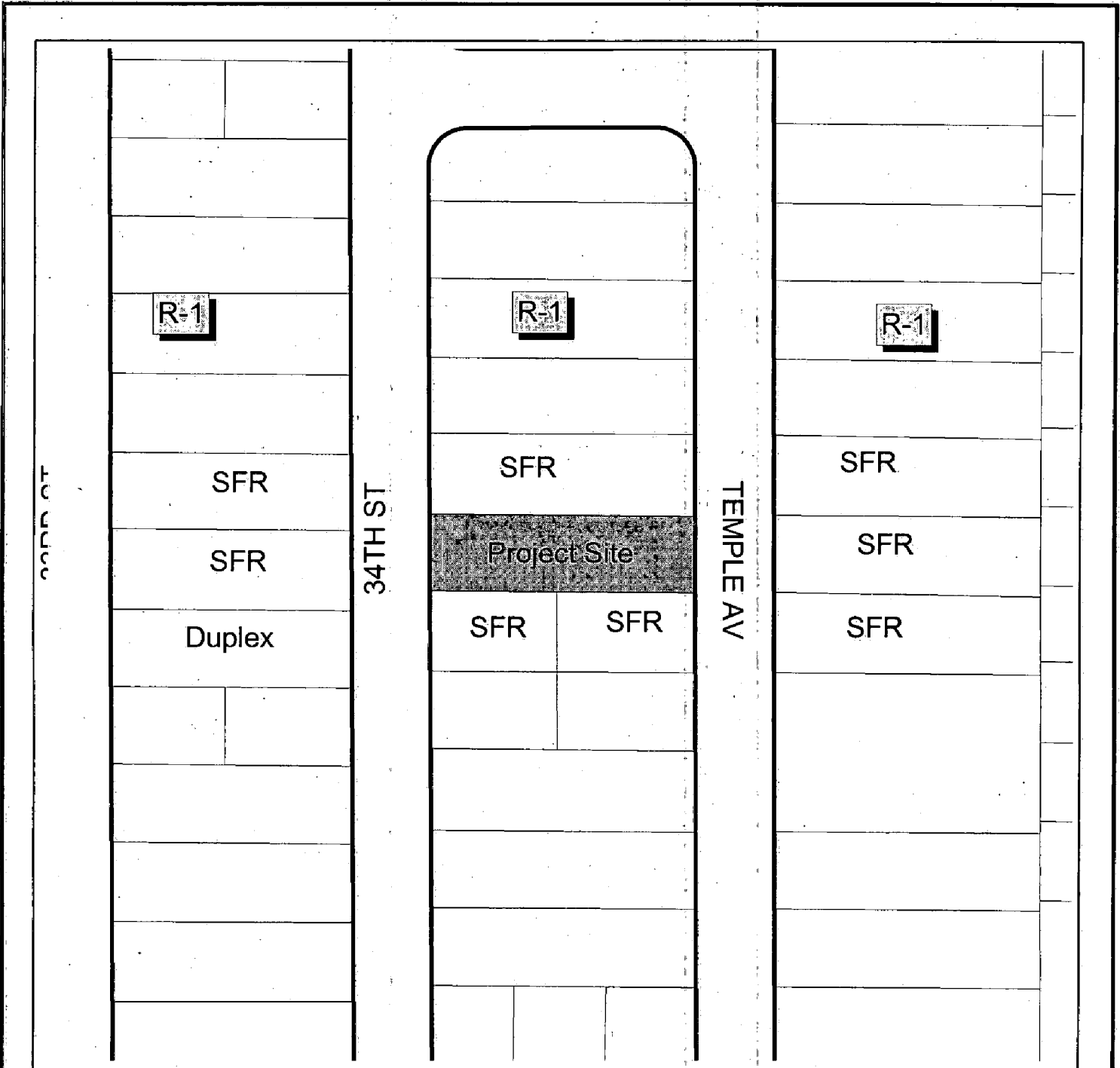



Development Services
Department

Geographic
Information
Systems

Vicinity Map






 Development Services
 Department

 Geographic
 Information
 System

Land Use & Zoning



NOTES

1. UTILITIES SHOWN HEREON ARE BASED ON VISUAL SURFACE LOCATION ONLY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES.) HOWEVER, GERMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, WHICH ARE NOT SHOWN ON THIS PLAN.

ABBREVIATIONS

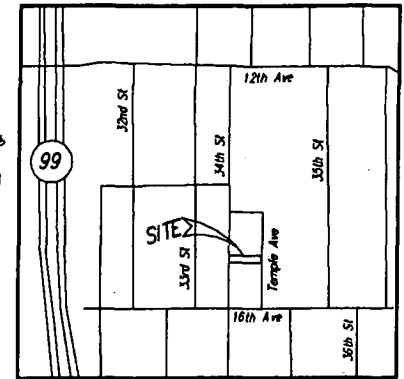
AC	ASPHALT CONCRETE
NG	NATURAL GROUND
LOG	LIP OF GUTTER
FL	FLOWLINE (SURFACE)
DNV	DWERT (PIPE)
TBW	TOP BACK OF WALK
CLF	CHAIN LINK FENCE
FC	FACE OF CURB
CL	CENTERLINE
C&G	CURB AND GUTTER
R/W	RIGHT OF WAY
EP	EDGE OF PAVING
WF	WIRE FENCE
CS	CONCRETE SURFACE

LEGEND

	STORMDRAIN LINE & SIZE
	STORMDRAIN LINE
	STORMDRAIN MANHOLE
	SANITARY SEWER MANHOLE
	DRAINLET
	OVERHEAD ELEC.
	WATERVALVE
	FIRE HYDRANT
	TELEPHONE UNDERGROUND
	SITE STREET LIGHT
	WATER MAIN
	UNDERGROUND GAS
	UTILITY POLE WITH ANCHOR
	TOPO ELEVATION
	EDGE OF PAVEMENT

SITE DATA

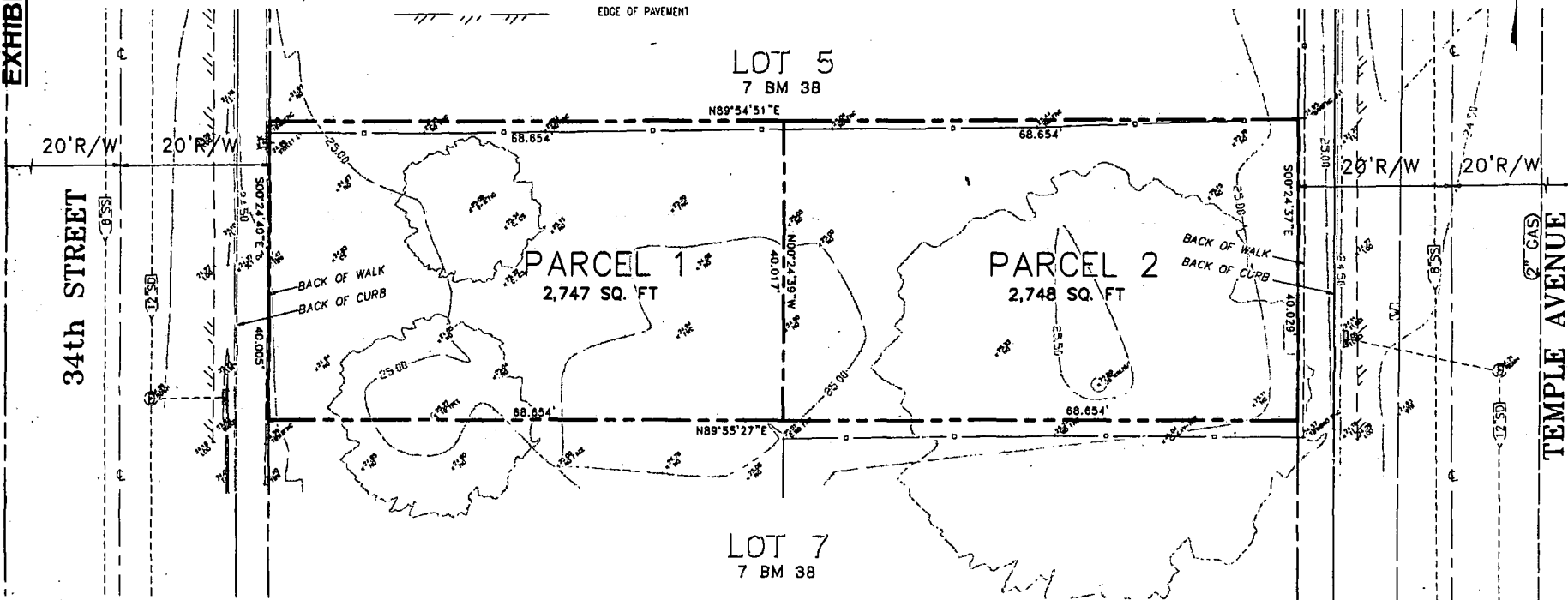
OWNER & SUBDIVIDER:	TOM ARMSTRONG P.O. BOX 25595 CARMICHAEL, CA 95609
ENGINEER:	GERMAN ENGINEERING 3000 FRANKLIN BLVD. SACRAMENTO CA. 95818
IMPROVEMENTS:	AS REQUIRED BY SAC. CO. PUBLIC WORKS DEPT.
EXISTING USE:	VACANT
PROPOSED USE:	RES. SINGLE FAMILY UNITS
EXISTING ZONING:	(R-1) RESIDENTIAL
PROPOSED ZONING:	(R-1) RESIDENTIAL
ASSESSORS PARCEL NO.:	020-0052-006
EXIST. SEWAGE DISPOSAL:	CITY OF SACRAMENTO
EXIST. WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	SAC. CITY FIRE DISTRICT
SCHOOL DISTRICT:	SAC. CITY UNIFIED SCHOOL DIST.
PARK DISTRICT:	SACRAMENTO COUNTY PARKS DISTRICT



VICINITY MAP

SCALE: NONE

EXHIBIT A



Item 4
TENTATIVE PARCEL MAP

March 16, 2005

RECORDED #	
INDEX #	
CHECKED #	

GERMAN ENGINEERING
3000 FRANKLIN BLVD.
SACRAMENTO, CALIFORNIA 95818

SHEET 1